

~~ORDINANCE~~
NO. 822

AN ORDINANCE amending Ordinance Number 00531 regulating the location of mobile homes and establishing permanent fees except when located in a licensed mobile home park.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

Ordinance Number 00531 is hereby amended to read in its entirety as follows:

The location of mobile homes on residentially zoned property shall be subject to the conditions as hereinafter set forth and the payment of fees as herein specified.

Section 1. DEFINITIONS.

A. Mobile home means: A single family dwelling unit designed and constructed to travel upon the public thoroughfare and used/or designed for year around occupancy, containing plumbing, waste disposal and electrical conveniences similar to that installed in immobile (conventional) housing.

B. A permanent foundation is defined as follows:
A "Permanent Foundation" is one which is constructed of solid masonry or concrete and affixed to the land and to the structure in such a manner that the structure may not be readily removed and including adequate provisions for rodent control by perimeter foundation skirting or other acceptable means.

C. A lot is defined as follows: "Lot" means a building site that is described by reference to a recorded plat, by metes and bounds, or by Section, Township and Range, which has direct legal access to a street or has access to a street over an easment approved by the County (recorded).

D. A non-conforming mobile home is defined as follows:
A "non-conforming mobile home" means a mobile home which was placed and maintained upon a lot prior to July 30, 1970, and which complies with the provisions of this ordinance.

Section 2. LOCATION. A mobile home shall not be placed on the same lot with another mobile home or another residential unit.

1 Section 3. TEMPORARY LOCATION. An owner of a mobile
2 home who wishes to maintain same on private property for less
3 than a year may do so after application for and approval of a
4 temporary location permit provided that:

5 (1) the mobile home was located on private property
6 prior to July 30, 1970;

7 (2) that the owner does not wish to or cannot qualify
8 to convert the mobile home into a permanent dwelling or a non-
9 conforming mobile home.

10 Applicants shall be required to:

11 (a) provide plot plans as required;

12 (b) provide proof of ownership of property or have
13 property owner's written and notarized permission to locate on
14 property;

15 (c) have an approved sewage disposal system.

16 All temporary location permits shall be issued by the
17 Department of Building for a period of time indicated on the
18 permit, but not to exceed one year, and shall be subject to
19 Minimum Housing Code inspection.

20 The permit fee shall be \$35.00 and is in addition to
21 all other required permits for electrical, plumbing and sewage
22 disposal systems.

23 Section 4. Mobile Home Planned Unit Developments.
24 Permits for Approval for Occupancy shall be issued to owners of
25 mobile homes in approved planned unit developments subject to
26 an on-site inspection.

27 Applicants shall be required to:

28 (a) provide plot plans as required;

29 (b) have Health Department approval for sewage
30 disposal system, water supply, and gas supply system;

31 (c) meet all the conditions required by P.U.D. approval.
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On-site inspection shall consist of:

- (a) setbacks;
- (b) tie down (i.e., straps, bolts, cables or other acceptable means);
- (c) sewer, water, and gas connections;
- (d) electrical connection;
- (e) Washington State Seal of Approval of mobile home where required by State Law.

Permits shall be issued by the Department of Building.

The fee shall be \$25.00 per unit (except when licensed as a mobile home park) which is in addition to all other required permits for electrical, plumbing and sewage disposal systems.

There shall be no plan check fee.

Section 5. Mobile homes - Legal Nonconforming Status.

Mobile homes which were placed and maintained upon a lot prior to July 30, 1970, shall be legal nonconforming mobile homes upon compliance with the following provisions:

Applicant shall:

(a) submit proof to the Department of Buildings that the mobile home was placed and maintained upon a lot prior to July 30, 1970;

(b) provide plot plans as required;

(c) submit proof of on-site facilities for an approved plumbing and sewage disposal system, gas system, and water supply;

(d) have an approved foundation;

(e) be subject to minimum housing code requirements.

Permits shall be issued by the Department of Building upon a payment of a \$35.00 permit fee. This is in addition to all other required permits for electrical, plumbing and sewage disposal systems.

1 If a legal nonconforming mobile home is altered or
2 replaced, it must meet all conditions related in Section 6 of
3 this ordinance pertaining to mobile homes converted to permanent
4 dwellings.

5 Section 6. Conversion of Mobile Homes to Permanent
6 Dwellings:

7 Owners or tenants of mobile homes who wish to convert
8 same to permanent dwelling shall, before any conversion work
9 begins, make application to the Department of Building for a
10 building permit as set forth in this section.

11 Mobile homes converted to permanent dwellings shall
12 be subject to the same regulations as conventional housing, i.e.,
13 all applicable building, plumbing, wiring, housing, and State, of
14 Washington mobile home construction codes.

15 Applicants shall be required to submit plans, obtain
16 Health Department approval, and secure the required permits.

17 Permit fees shall be on the same basis as permits for
18 conventional buildings.

19 Section 7. Mobile homes - temporary uses for:

20 (a) Applicants who are in the process of building a
21 conventional dwelling may apply for a temporary permit which
22 shall be subject to renewal, to locate a mobile home on the
23 building lot during the course of construction of the dwelling.
24 Such permit shall not be issued until after a building permit
25 (for the building) has been obtained.

26 (b) Mobile homes may be used as caretaker's quarters
27 at various job sites, i.e., construction projects, gravel pits
28 and/or dumping operations.

29 Mobile homes used for temporary uses must have an
30 approval on: sewage disposal system, water supply, and
31 electrical connection.
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1 A temporary use permit may be issued by the
2 Department of Building for a period not to exceed six (6) months,
3 provided the Department, for good cause shown, may renew the
4 permit for an additional period, at which time the temporary use
5 (mobile home) and all appertainances thereto shall be removed
6 from the property forthwith.

7 As a condition to the issuance of a temporary permit
8 under the provisions of this section, the owner shall submit to
9 the County acceptable authority and permission for the County
10 to enter upon the owners property and remove the mobile home
11 and all appertainances thereto if the owner fails to comply
12 with the removal provisions of this ordinance. The owner shall
13 further deposit with the Building Official, or in approved
14 irrevocable escrow, cash or its equivalent in the minimum amount
15 of \$300.00 to ensure compliance with the provisions of the permit.

16 Upon satisfactory termination of the Temporary Use
17 Permit, and removal of the mobile home unit and all appertain-
18 ances thereto, said deposit shall be returned to the permittee.
19 Failure to comply with these provisions shall cause forfeiture
20 of the deposit and authorize the County to go on the property
21 and remove the mobile home and all appertainances thereto but
22 shall in no way relieve the permittee of the responsibility of
23 compliance with the provisions of the permit.

24 A temporary use permit will be issued by the
25 Department of Building. The fee will be \$25.00 and is in
26 addition to all other required permits for electrical, plumbing
27 and sewage disposal systems.
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1 Section 8. Temporary Hardship-Relief. The Department
2 of Building shall have the authority to temporarily delay the
3 enforcement of the terms of this ordinance for a period not to
4 exceed one year, but subject to renewal, by the issuance of a
5 permit as herein provided. An applicant for such permit shall
6 submit proof that all of the following conditions exist:

7 (a) that there are unusual circumstances, temporary
8 in nature, which are applicable to the occupancy of subject
9 property which, when the terms of this ordinance are strictly
10 applied thereto, cause unnecessary hardship;

11 (b) that the delay of enforcement will not be materi-
12 ally detrimental to the public welfare or injurious to the
13 property or improvements in the vicinity in which subject pro-
14 perty is located;

15 (c) when authorizing delay of enforcement the
16 Department of Building shall impose such conditions including
17 the posting of a cash bond or its equivalent as will assure
18 that the delay of enforcement shall not disturb the compatibility
19 of existing and potential uses within the general area of the
20 proposed use and reasonably assure that nuisance or hazard to
21 life or property shall not develop.

22 If any of the terms and conditions of the permit are
23 violated, the permit shall become void.

24 Permits shall be issued by the Department of Building
25 upon a payment of a \$35.00 permit fee. This is in addition to
26 all other required permits for electrical, plumbing and sewage
27 disposal systems.

28 Renewals shall be subject to the payment of a \$10.00
29 fee.
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1 Section 9. Penalty for Violations. Any violation
2 of or failure to comply with the provisions of this chapter
3 shall subject the offender upon conviction thereof to a fine of
4 not exceeding two hundred and fifty dollars (\$250.00) or to
5 imprisonment for not exceeding ninety (90) days or both,
6 and each day that such violation or failure to comply exists
7 shall constitute a separate offense.

8 Section 10. Severability clause. If any section,
9 sub-section, paragraph, sentence, clause or phrase of this
10 ordinance is for any reason held to be invalid or unconsti-
11 tutional, such invalidity or unconstitutionality shall not
12 effect the validity or constitutionality of the remaining
13 portions of this ordinance, it being herein expressly declared
14 that this ordinance and each section, sub-section, paragraph,
15 sentence, clause and phrase thereof would have been adopted
16 irrespective of the fact that any one or more other sections,
17 sub-sections, paragraphs, sentences, clauses or phrases be
18 declared invalid or unconstitutional.

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20 PASSED this 10th day of May, 1971.

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22 KING COUNTY COUNCIL
23 KING COUNTY, WASHINGTON

24 ROBERT B. DUNN
25 Chairman

26 ATTESTED:

27 RAY OLSEN
28 ACTING Clerk of the Council

29 APPROVED this 17th day of May, 1971.

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31 JOHN D. SPELLMAN
32 John D. Spellman, County Executive